

**MINUTES  
CITY OF ELGIN PLANNING AND ZONING COMMISSION  
REGULAR MEETING  
MONDAY, JULY 25, 2022**

**I. CALL TO ORDER – ROLL CALL:** The Chair called the meeting to order at 6:35 P.M. at the Library Annex (Civic Center) located at 404 N. Main St., Elgin, TX U.S.A.

**COMMISSION PRESENT:** Chair Antonio Prete, Vice-Chair Ronnie Creppon, Scott Mackay, Jason Tatum, Dorothy McCarther, and David Lanford.

**COMMISSION ABSENT:** None.

**STAFF PRESENT:** David Harrell, Development Services Director; Melissa Lipiec, Secretary; Owen Rock, Economic Development Director; Derek Klenke, TRC Engineers (3<sup>rd</sup> Party City Engineers).

**II. PUBLIC COMMENT FOR NON-AGENDA RELATED ITEMS:** No members of the public were present to speak on this item.

**III. CONSENT AGENDA**

1. June 27, 2022, Minutes.

Scott Mackay moved that the Commission approve the consent agenda, Ronnie Creppon seconded the motion. The motion passed unanimously with a vote of six (6) for and zero (0) against.

**IV. NEW BUSINESS**

1. Project #: 202200090: A replat for “Replat of Lot 6A, Elgin Business Park”, located on a parcel of land known by the Bastrop County Appraisal District as Parcel 84631, to remove a buffer note on an existing plat.
  - A. Staff Presentation – David Harrell read the staff report to the Commission.
  - B. Applicant Presentation – Owen Rock, City Economic Development Director, was present and conducted a presentation. He indicated the reason for the replat was so the City could sell the property to Ace Hardware and it could expand the parking lot. He indicated that as part of the selling the property, the City Economic Development Commission (EDC) were to condition the property that only a parking lot could go there, a ten (10) foot buffer would be maintained with landscaping, height of light poles would be twenty (20) feet, and a masonry six (6) foot wall would be placed at the residential uses to the north along Central Ave. All conditions would be completed within eighteen (18) months and the property would be rezoned to commercial or the property would go back to the EDC. The EDC would record a contract with the land that would be binding to the future owners.
  - C. Open Public Hearing – The public hearing was opened at 6:49 P.M. with two (2) members of the public present and they offered the following public comments:
    - i. Jo Ellen Mayfield, 12322 Triple Creek Dr., Dripping Springs, TX spoke in opposition to the item.
    - ii. Taralynn Mackey, 839 Central Ave. spoke in opposition to the item.

#### IV. NEW BUSINESS (Cont.)

- D. Close Public Hearing – The public hearing was closed at 6:59 P.M.
- E. Discussion – There was discussion between the Commission, Applicant, and Staff regarding buffering, enforcement of conditions on land such as landscaping, surrounding development, existing landscaping on development in the Park, enforcement of Elgin Business Park Standards, keeping of the 100-foot buffer, & zoning.
- F. Consideration – Scott Mackay made a motion to deny the item; seconded by David Lanford. The motion passed unanimously by a vote of six (6) to zero (0).

#### V. ANNOUNCEMENTS

None.


#### VI. ADJOURNMENT

The meeting was adjourned by the Chair at 7:18 P.M.



Antonio Prete, Chair

ATTEST:

  
Melissa Lipiec, Secretary

On a motion by Scott Mackay, seconded by Ronnie Creppon,  
the foregoing instrument was passed and approved on this 22<sup>nd</sup> day of August 2022.